

141.A

0003

0002.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

735,100 / 735,100

USE VALUE:

735,100 / 735,100

ASSESSED:

735,100 / 735,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
239		GRAY ST, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	TOBAR PAULO		
Owner 2:	O'ROURKE JODI		
Owner 3:			
Street 1:	239 GRAY ST		
Street 2:			

Twn/City: ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER			
Owner 1:	ZBIB RABIH & -		
Owner 2:	RAHMEH AMAL -		
Street 1:	239 GRAY ST #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Clapboard Exterior and 2531 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7619										G6		1.				

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	731,800	3,300		735,100		261341
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

PREVIOUS ASSESSMENT								Parcel ID	141.A-0003-0002.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	813,900	3300	.		817,200	817,200	Year End Roll	12/18/2019
2019	102	FV	716,600	3300	.		719,900	719,900	Year End Roll	1/3/2019
2018	102	FV	633,200	3300	.		636,500	636,500	Year End Roll	12/20/2017
2017	102	FV	576,700	3300	.		580,000	580,000	Year End Roll	1/3/2017
2016	102	FV	576,700	3300	.		580,000	580,000	Year End	1/4/2016
2015	102	FV	374,900	3300	.		378,200	378,200	Year End Roll	12/11/2014
2014	102	FV	357,700	3300	.		361,000	361,000	Year End Roll	12/16/2013
2013	102	FV	357,700	3300	.		361,000	361,000		12/13/2012

SALES INFORMATION								TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
ZBIB RABIH &	73616-597	2	11/8/2019		745,000	No	No			
BERARDI CHRIS,	63684-549		5/30/2014		615,000	No	No			
BERARDI CHRIS	44272-118		12/10/2004	Family		No	No	MASTER DEED		

BUILDING PERMITS																				ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment												Date	Result	By	Name		
1/23/2020		SQ Mailed																		MM	Mary M				
9/13/2018		Measured																		DGM	D Mann				
5/14/2015		SQ Returned																		MM	Mary M				
5/19/2005		External Ins																		BR	B Rossignol				

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv	2	Rating: Good		A Bath:	Rating:												
Sty Ht: 1H - 1 & 1/2 Sty				3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 2 - Clapboard				OthrFix:	Rating:												
Sec Wall: 4 - Vinyl	10 %			<b>OTHER FEATURES</b>													
Roof Struct: 2 - Hip				Kits: 1	Rating: Good												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:												
Color: BEIGE				Frl:	Rating:												
View / Desir:				WSFlue:	Rating:												
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>													
Grade: C+ - Average (+)				Location:													
Year Blt: 1915	Eff Yr Blt:			Total Units:													
Alt LUC:		Alt %:		Floor: M - Multi-Level													
Jurisdct: G6		Fact: .		% Own: 50.000000000													
Const Mod:				Name:													
Lump Sum Adj:				<b>DEPRECIATION</b>													
<b>INTERIOR INFORMATION</b>				Phys Cond: GV - Good-VG	10. %			Exterior:				No Unit	RMS	BRS	FL		
Avg Ht/FL: STD				Functional:				Interior:				1	7	2			
Prim Int Wall: 2 - Plaster				Economic:				Additions:									
Sec Int Wall:		%		Special:				Kitchen:									
Partition: T - Typical				Override:				Baths:									
Prim Floors: 3 - Hardwood				Total: 10.8 %				Plumbing:									
Sec Floors:		%		<b>CALC SUMMARY</b>				Electric:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 295.00				Heating:									
Subfloor:				Size Adj.: 1.06485581				General:									
Bsmnt Gar:				Const Adj.: 0.99980003				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Electric: 3 - Typical				Adj \$ / SQ: 314.070				Rate	Parcel ID	Typ	Date	SUB AREA DETAIL					
Insulation: 2 - Typical				Other Features: 82500								Code	Description	Area - SQ	Rate - AV	Undepr Value	
Int vs Ext: S				Grade Factor: 1.10								GLA	Gross Liv Ar	2,531	314.070	794,910	
Heat Fuel: 2 - Gas				NBHD Inf: 0.85000002								Sub Area	% Usbl	Descrip	% Type	# Ten	
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 820379													
Solar HW: NO		Central Vac: NO		Depreciation: 88601													
% Com Wall		% Sprinkled:		Deprecated Total: 731778													
<b>MOBILE HOME</b>				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val							
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:													
<b>PARCEL ID</b> 141.A-0003-0002.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		10X20	A	AV	1915	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300		<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>			